

Asheville Area Riverfront Redevelopment Commission
Draft Minutes
From the October 14, 2010 Meeting, 5:30 PM
At the Asheville Area Chamber of Commerce Board Room

Members attending: Ricky Silver- presiding, Joe Ferikes, Karl Koon, Terry Meek, Ben Teague, Miller Williams, Denise Snodgrass, Jan Davis, Pattiy Torno,

Members absent: Robert Camille, Jerry Sternberg

Staff attending: Riverfront Redevelopment Coordinator Stephanie Monson, City Manager Gary Jackson, City Attorney Bob Oast, Nathan Pennington, Jessica Dunlap

Meeting Guests (signed in): Rick Lutovsky, Jon Creighton, Holly Bullman, Ron Townley, Kate O'Hara

I. Welcome/Opening Meeting

Ricky Silver, Vice Chair of AARRC, welcomed everyone and called the meeting to order at 5:40pm

Mr. Silver asked for a review and motion of the minutes from September 9 and August 28.

- Motion to approve the minutes from the September 9 meeting;
 - Terry Meek made a motion and it was carried unanimously.
- Mr. Silver mentioned that he had sent some typographical corrections to Stephanie Monson for these minutes already.
- Motion to approve the Minutes from the August 28 Retreat meeting
 - Pattiy Torno made a motion to approve the minutes and it was carried unanimously.

II. UPDATES/Old Business

A) Subcommittee Updates:

- Finance Committee:
 - Ben Teague stated that they have not met at this point, but plan to schedule a meeting.
- Planning Committee:
 - Terry Meek stated that the Planning Committee met at RENCi and looked at maps from Woodfin to Black Mountain, noted the various components to the maps, and how the accuracy of maps have

changed from 10 years ago to today, particularly how the flood basin has changed in the River Art District.

- Development Committee:
 - Patti Torno stated that she has met with representatives from the County, and the biggest issue seems to be the number of mapping capabilities from the City, County and RENCi. She stated that it would be best to have two types of maps –
 - one that is publicly available, and
 - one that is private and shows utilities and infrastructure such as water and gas lines
 - Ricky Silver confirmed that RENCi's map products were built from the City's and County's data, and Bill Stanley has offered to provide County maps for the Committee since they have the largest scope.
 - Jon Creighton, Assistant County Manager, confirmed that this would be available, but it might be better for a subcommittee member to come and ask for specific detailed maps as to not overwhelm.
 - Patti Torno confirmed that she would bring these maps to the next meeting in November.
 - The Committee discussed how it could make these maps available to the general public in database form.
 - Gary Jackson, City Manager, stated that this information's availability is a component of the Federal Livable Communities Grant

B) Appointing Organizations Updates

- Ben Teague provided an update from the Chamber on economy and employment indicators. He noted that August is the first time we have been in the positive in 26 months, with an increase in 300 jobs. He also stated increased development momentum in the River Arts District.

III. Presentations

A) Regional Brownfields Initiative

- Holly Bullman presented:
 - The Regional Brownfields Initiative (RBI) is funded primarily by the EPA through grants at various times, and it helps developers walk

through the Brownfields Agreement process with NCDENR. NCDENR provides developers Brownfields agreements and liability relief.

- RBI provides specific amount of testing and research, soil and groundwater testing. Since this testing can be expensive, RBI can pay for some of these assessments for developers.
- Holly Bullman confirmed for the Commission members that this information would be available in map-form.
- RBI can also assist the developer (building or greenspace) in applying for low interest loans for redevelopment and clean-up. This must be approved by DENR. RBI works on references, and it is a confidential service to developers.
- Ms. Bullman and Kate O'Hara noted that expansion efforts can also enter the Brownfields program, but they must meet state eligibility requirements and are considered on a case by case basis.
- The Commission discussed the benefit of this program for the River Arts District, and how there might be backlash from property owners in the area who own property but might not want it to be known that it is a Brownfield, even with liability protection.
- Holly Bullman stated that she has a tour of different programs, some in River District. She also noted the Brownfields Conference on October 27 and 28 called The Business of Brownfields.

Kate O'Hara then presented a video from the Brownfield's program, which was the result of a grant from the EPA.

- Video is result of grant from EPA, which posed a competition among architecture students to design new developments in certain areas in the River District.
- The video filmed several River District stake holders, including Robert Camille, who wanted to demonstrate what could be done with Brownfields, and with the idea was that it could be replicated anywhere. Robert is planning on taking these winning student's designs and considering them when building new developments on his property there.

B) Urban Progress Zones

Stephanie Monson presented on Urban Progress Zones in Asheville, in which certain businesses located in municipalities over 10,000 in population qualify for this tax credit (encompasses most of River District). This is a designation that provides tax

credit for job creation, business investment, or real property investment. There are different tiers within state, and Buncombe County is Tier 3, which designates us as one of the least under-advantaged counties.

Stephanie asked the Finance Committee to help identify businesses in the River District that might qualify for the tax credit, using, both MapAsheville and the EDC's new mapping product.

There was a consensus of the Committee to discuss this further.

Ron Townley provided an update regarding the Sustainability Community Initiative.

LOSRC was awarded a \$1.6 million grant as part of the Sustainable Community Initiative. The resulting regional planning effort will include a broad base of stake holders and result in a sustainability plan for the entire region. The goal includes taking existing plans and weaving those into an implementation and action plan. This will start some unprecedented community outreach including polling low-income communities.

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Commission Comments

Pattiy Torno asked if the Finance Committee could provide a baseline property figure of property value worth in the River District at 2000 and now at 2010.

- Ben said that would be fine, and Stephanie stated that the County would have a lot of that data.

There was no Public Comment. **The meeting was adjourned at 7:00pm**

The Next AARRC meeting is November 11 at 5:30pm